

Attachment 2: Project Data/Compliance

Project Address: 523 Flannery Street
Zoning: R1-6L – Single Family

Project Number: PLN25-00152

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,590	7,590	6,000	Y
Building Square Footage (SF)				
1st Floor:	2,181	2,965	--	--
Porch/Patio:	187	68	--	
Total:	2,368	3,033	--	--
Building Coverage (%)				
Building Coverage (All):	31%	39%	40% max	Y
Main Building Setbacks (FT)				
Front:	20	20	20	Y
Side, Right:	5'-6"	7	5	Y
Side, Left:	6	5	10	Y
Rear:	27	23'-8"	20	Y
Height (FT)				
Main building:	16	17'-2"	25	Y
# of Bedrooms/Bathrooms:	3/1	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	n/a	>25%	Min 25%	Y
Open Landscaped Area (Front):	n/a	>35%	Min 35%	Y